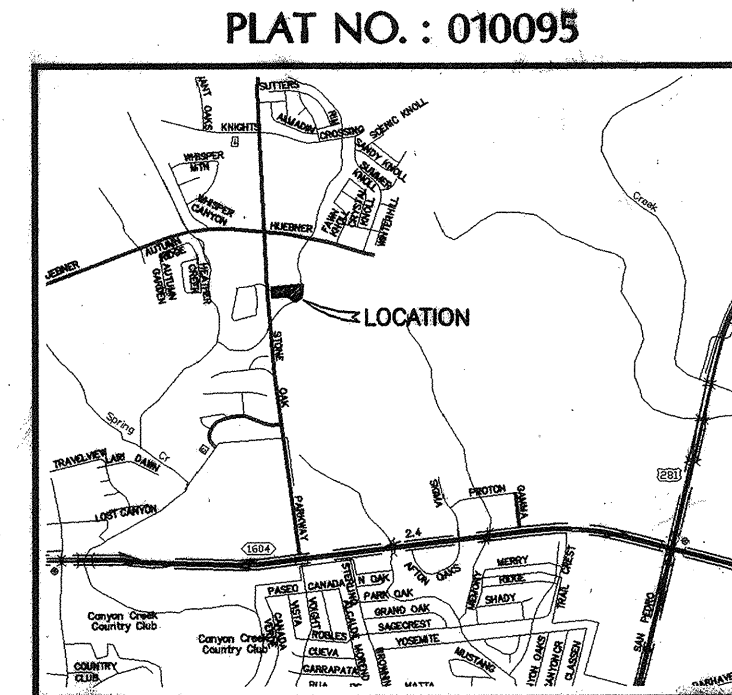


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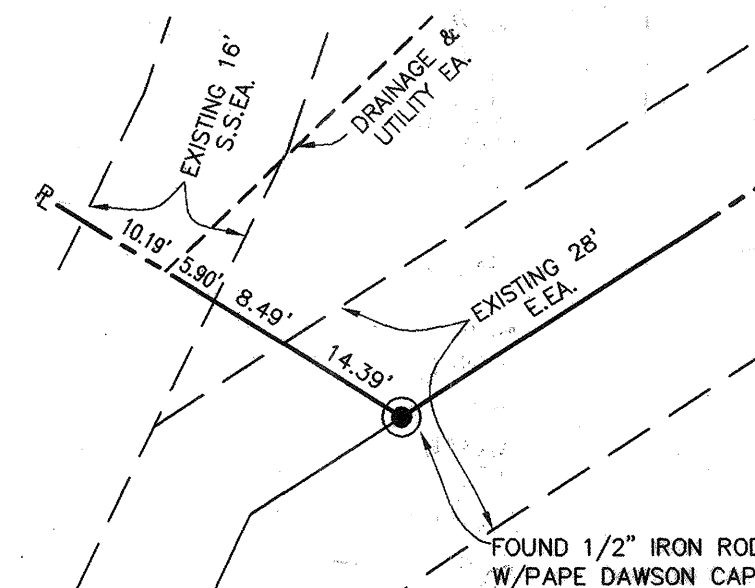
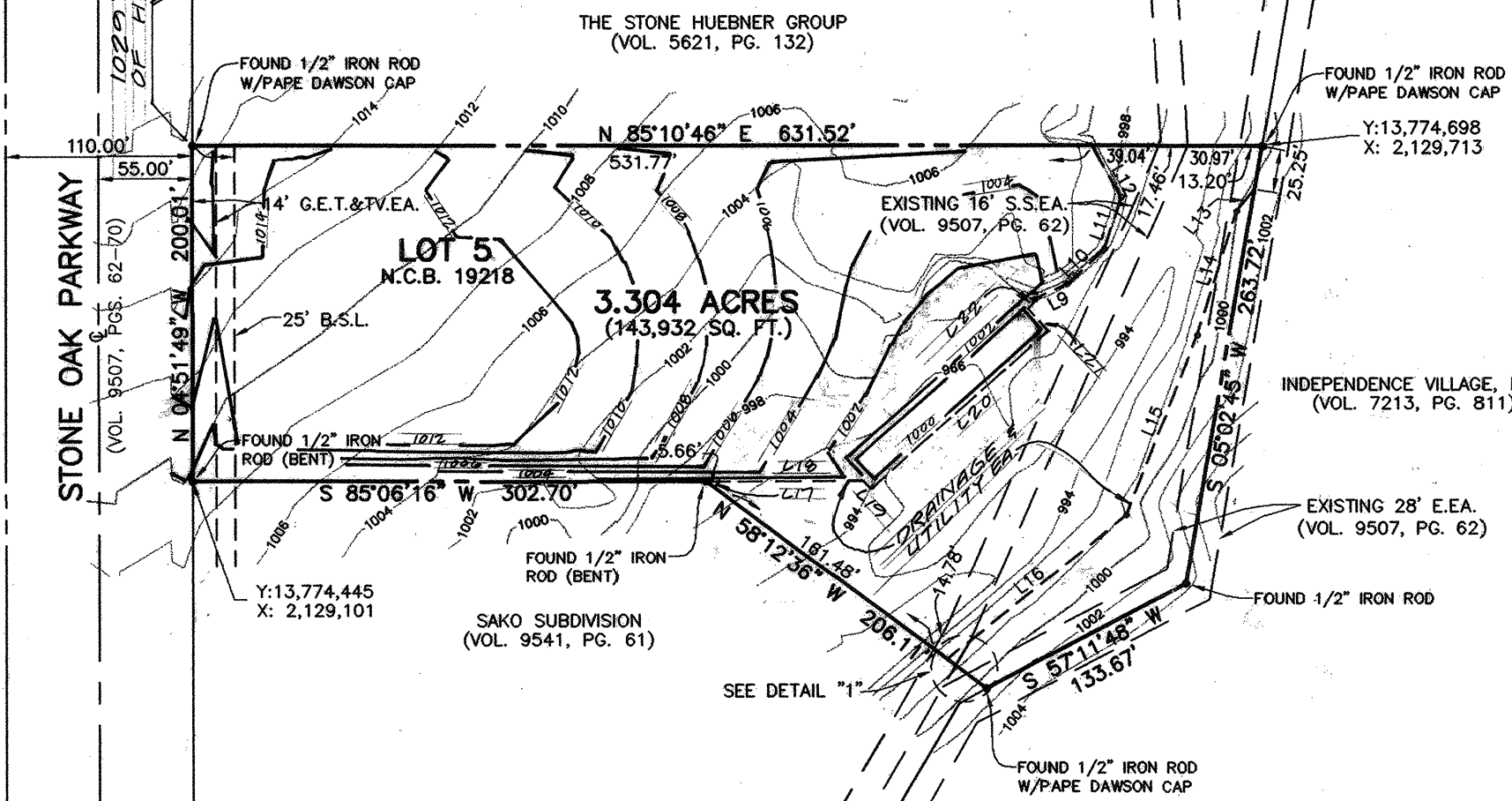
NOTE:

NO BUILDING PERMIT WILL BE ISSUED ON THIS LOT UNTIL THE SITE GRADING PLAN FOR THE PROPOSED DEVELOPMENT IS REVIEWED AND APPROVED BY THE DRAINAGE ENGINEER, DEPARTMENT OF PUBLIC WORKS, CITY OF SAN ANTONIO.

LINE	BEARING	DISTANCE
L1	N 41°01'54" E	70.79'
L2	N 85°39'07" E	44.95'
L3	N 37°39'36" E	14.67'
L4	N 09°36'12" E	26.78'
L5	N 38°10'52" E	33.28'
L6	N 58°22'40" E	29.21'
L7	N 68°35'06" W	17.24'
L8	N 77°42'33" W	13.71'
L9	N 58°48'12" E	20.88'
L10	N 41°35'27" E	30.54'
L11	N 13°01'19" E	32.78'
L12	N 34°31'07" W	34.45'
L13	N 34°32'41" E	16.89'
L14	N 12°30'57" E	77.85'
L15	N 16°47'45" E	115.34'
L16	N 46°03'25" E	136.12'
L17	N 41°04'24" E	6.03'
L18	N 85°06'16" E	84.88'
L19	S 46°55'22" E	5.84'
L20	N 42°04'38" E	140.51'
L21	N 40°55'02" W	18.03'
L22	N 42°58'59" E	5.88'



LOCATION MAP  
SCALE 1"=4000'



DETAIL "1"  
SCALE: 1"=20'

NOTE:

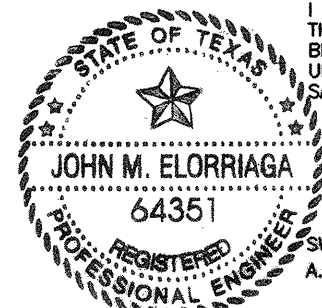
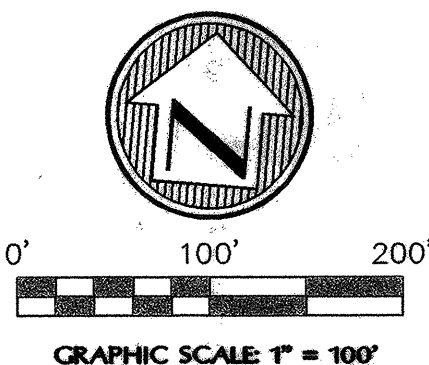
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

WASTEWATER EDC NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) HAVE BEEN PAID FOR THIS SUBDIVISION PLAT AND ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPT.

THIS PLAT INCLUDES THE AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON 4-24-03, SEC. 35-440 (a) (4) TO CORRECT ANY OTHER TYPE OF SCRIVENER'S OR CLERICAL ERRORS OR OMISSIONS.

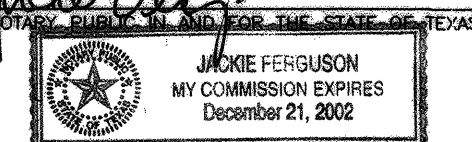


STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

EDC BY JOHN ELORRIAGA  
REGISTERED PROFESSIONAL ENGINEER  
JOHN M. ELORRIAGA  
64351  
A.D., 2001.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF Feb A.D., 2001.



NOTE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

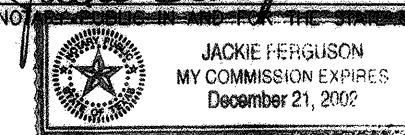
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF Feb A.D., 2001.



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

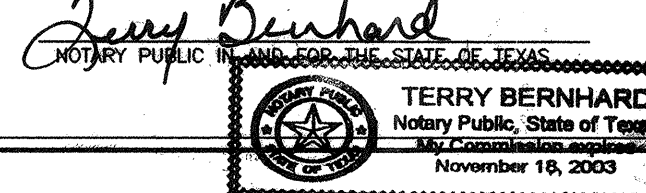
OWNER: MAC 68, LTD, A TEXAS LIMITED PARTNERSHIP  
BY: MICHAEL ESPERSEN

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Michael Espersen, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF April A.D., 2001.



PLAT NO. : 010095

LEGEND

- G. GAS
- E. ELECTRIC
- T. TELEPHONE
- C.T.V. CABLE TV
- EA. EASEMENT
- B.S.L. BUILDING SETBACK LINE
- S.S. SANITARY SEWER
- FOUND PROPERTY MARKERS
- EXISTING CONTOURS

A SUBDIVISION PLAT ESTABLISHING  
KOREY SUBDIVISION

BEING A 3.304 ACRE TRACT AND BEING THE SAME PROPERTY AS DESCRIBED BY A DEED RECORDED IN VOLUME 8700, PAGE 1318 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE BEATTY, SEALE AND FORWOOD SURVEY NO. 11, ABSTRACT 114, COUNTY BLOCK 4939 AND THE RUDOLPH FROBEL SURVEY NO. 382, ABSTRACT 926, COUNTY BLOCK 4942, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF KOREY SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 122.0065.

DATED THIS 20th DAY OF April A.D., 2001.  
BY: [Signature] DIRECTOR OF PLANNING

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2001, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2001 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2001.

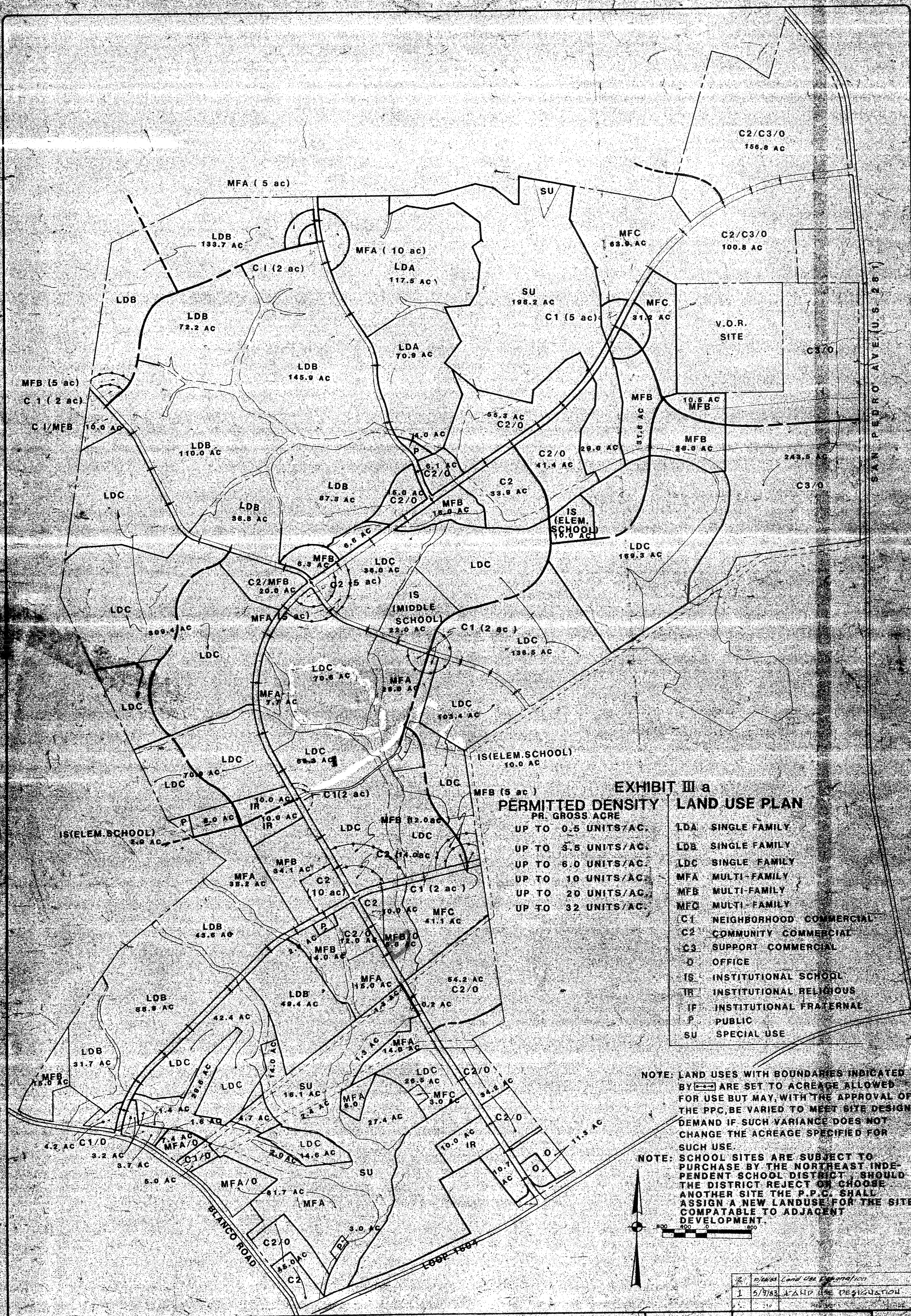
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

PREPARED BY  
**EDC**  
ELORRIAGA DEVELOPMENT CONSULTANTS, INC.  
3308 Broadway Suite 205  
San Antonio, Texas 78209  
(210) 832-9791

DRAWN B.C. SHEET 1 OF 1

VRP# 04-09-183





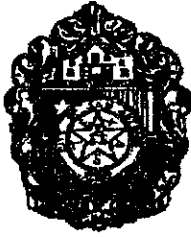
STONE OAK, INC.  
 11306 Sir Winston  
 San Antonio, Texas 78216

# LAND USE PLAN

4/16/83  
 H-T  
 J.K.  
 50 JV  
 14-800

HALLENBERGER  
 TELFORD INC  
 PLANNERS  
 ENGINEERS  
 ARCHITECTS  
 SAN ANTONIO, TEXAS 78216





Permit File # 04-09-183

**City of San Antonio**  
Development Services Department  
Vested Rights Permit/Consent Agreement  
APPLICATION

Permit File: # 04-09-183  
Assigned by city staff

Date: \_\_\_\_\_

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.

(a) Owner/Agent: Michael Espensen

Phone: 4948476 Fax: 490 2841

Address: 19206 Huebner Rd Suite 200

City: SA State: TX Zip code: 78258

Engineer/Surveyor: EDC

Address: 3308 Broadway Suite 205

City: SA State: TX Zip code: 78209

(b) Name of Project: NONE - PART OF STONE OAK

(c) (k) Site location or address of Project and Legal description:

Lot 5 NCB 19218

190 19130 Stone Oak Parkway

8/10/04

04 SEP 24 AM 8:21  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

04 SEP 24 AM 8:21

Permit File # 04-09-183Council District 9 ETJ \_\_\_\_\_ Over Edward's Aquifer Recharge? ☒ yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet: 145,000(e) Total area of impervious surface, in square feet: 100,000(f) Number of residential dwellings units, by type: 0(g) Type and amount of non-residential square footage: Commercial | Office | Retail 50,000 sq ft(h) Phases of the development, (If Applicable): NA

4. What is the date the applicant claims rights vested for this Project? 5/9/83

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

NEW SEWER RUN TO PROPERTY

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

- PERMIT

Type of Permit: LAND USE PLAN Date of Application: 5/9/83Permit Number: #48 Date issued: \_\_\_\_\_Expiration Date: \_\_\_\_\_ Acreage: 2500 ±

8/10/04

STONE OAK  
12 SEP 24 AM 8:21 '04CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

Permit File # 04-09-183

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: STONE OAK # 48  
 Date accepted: 5/9/83 Expiration Date: \_\_\_\_\_ MDP Size: 2500 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_  
 Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_  
 Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval  
 Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

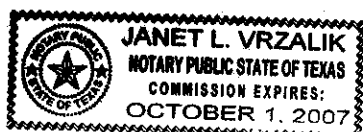
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: MICHAEL ESPENSEN Signature: Michael Espensen Date: 9/20/04

Sworn to and subscribed before me by MICHAEL ESPENSEN on this 20th day of SEPTEMBER in the year 2004, to certify which witness my hand and seal of office.



Janet L. Vrzalik  
 Notary Public, State of Texas

8/10/04

04 SEP 24 AM 8:21

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR

City of San Antonio use

Permit File: # 04-09-183

Assigned by city staff

Date: 10/21/04

☒ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_



Development Services Department

Date: \_\_\_\_\_

**Comments:** As per City attorney comments the application is approved as requested. As of May 9, 1983, provided that the applicant identifies a project that conforms to POADP #48. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date.

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3230627

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 800.00  
INVOICE DATE 9/23/2004  
DUE DATE 9/23/2004

50-04-5573  
MICHAEL ESPINSEN  
19206 HUEBNER RD, STE 200  
SAN ANTONIO, TEXAS 78258

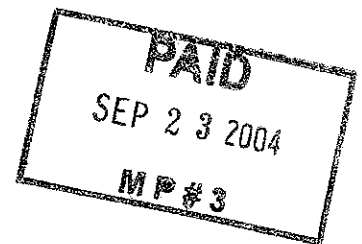
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PHONE: (210) 494-8476

VRP#04-09-180, VRP#04-09-181, VRP#04-09-182, VRP#04-09-183,  
VRP#04-09-184

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 9/23/2004 INVOICE 3230627 ACCOUNT 50-04-5573 DUE DATE 9/23/2004 OFFICE HOURS 7:45 - 4:30  
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LINE INDEX REF DESCRIPTION AMOUNT  
1 018838-001 DEVELOPMENT RIGHTS 800.00  
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AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 09/23/2004 VISA 5 TOTAL VRP'S  
END 09/23/2004  
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INVOICE INFORMATION INVOICE AMT 800.00 PAYMENTS RECV 0.00 TOTAL INV AMT DUE 800.00  
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CUSTOMER INFORMATION OTHER AMTS DUE TOTAL CUST AMT DUE  
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C I T Y O F S A N A N T O N I O  
DS-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

PAGE 1 OF 1



04-09-183

**City of San Antonio**  
Development Services Department  
**Vested Rights Permit Application**  
**Completeness Review**



*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

**Required Items: Section 35-B124, Vested Rights' Determination**

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
  - (a) Name and address of Applicant;
  - (b) Project description and name of subdivision or development, if applicable;
  - (c) Location of development;
  - (d) Total land area, in square feet;
  - (e) Total area of impervious surface, in square feet;
  - (f) Number of residential dwelling units, by type;
  - (g) Type and amount of non-residential square footage;
  - (h) Phases of the development, if applicable;
  - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
  - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
  - (k) A legal description of the Property

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: *[Signature]*

Date: 9/28/04